

111 #101 Revised Petition 87-206-A **PETITION FOR ZONING VARIANCE** TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 238.2 to permit a rear yard setback of 2 ft. in lieu of the required 30 ft. Section 409.2.b to permit 62 parking spaces in lieu of the required 103 spaces; Section 413.2.f to permit a double-faced freestanding business sign of 200 sq. ft. in lieu of the 100 sq. ft. permitted by the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

TO BE DETERMINED AT HEARING

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
(Type or Print Name) Gregory C. Mullaney
Signature: [Signature]
Address: Gary E. Mullaney
City and State: [Signature]
Attorney for Petitioner: John B. Howard, Esquire
Address: 1530 East Joppa Road
City and State: Towson, Maryland 21204
210 Allegheny Avenue
Address: Towson, Maryland 21204
City and State: Towson, Maryland 21204
Attorney's Telephone No.: 823-4111 210 Allegheny Avenue 823-4111

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 19____, at _____ o'clock _____ M.

(over)
Zoning Commissioner of Baltimore County.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th Date of Posting: 10/24/86
Posted for: Variance
Petitioner: Gregory C. Mullaney, et al
Location of property: NW 1/4 Pulaski Hwy, 1602' NE of Holly Drive Ext.
Location of Sign: East of Pulaski Hwy, across 20' E. road, on property of Petitioner
Remarks: [Signature]
Posted by: [Signature] Date of return: 10/31/86
Number of Signs: 1

IN RE: PETITION FOR ZONING VARIANCE
NW 1/4 of Pulaski Highway,
1602' NE of the c/l of
Holly Drive Extended
(9220 Pulaski Highway)
15th Election District
Gregory C. Mullaney, et al
Petitioners
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-206-A

The Petitioners herein request a zoning variance to permit a rear yard setback of 2 feet in lieu of the required 30 feet; to permit 62 parking spaces in lieu of the required 103 spaces; and to permit a double-faced freestanding business sign of 200 sq.ft. in lieu of the permitted 100 sq.ft.

At the onset of the hearing Counsel for the Petitioners moved that the Petition be amended to permit 60 parking spaces in lieu of the required 103 spaces. The motion was granted.

Testimony by and on behalf of the Petitioners indicated that the subject site was the location of a 40,000 sq.ft. furniture store, which was destroyed by fire, and a 220 sq.ft. double-faced, freestanding business sign. A Gardner's furniture store and sign are proposed as indicated on the plan submitted, prepared by STV/Lyon Associates, revised November 19, 1986 and identified as Petitioner's Exhibit 1, and the sign design plan labeled Petitioner's Exhibit 4. Gardner's now has a 56,000 sq.ft. store on Joppa Road with a sign identical to the one proposed and a parking lot for which a previous variance was granted to permit 117 parking spaces in lieu of the required 158 spaces. Mr. Gardner testified that, at the Joppa Road location, rarely are more than 50 parking spaces needed, even on a Saturday afternoon, which is the busiest time. The proposed building will provide 20,000 sq.ft. of show rooms and 12,000 sq.ft. of warehouse space, the latter needed because of the anticipated number of take-home items sold. The unusual shape of the rear portion of the lot determines that a building of the size proposed could not be built without a variance. The size

ORDER RECEIVED FOR FILING
Date: 10/24/86
By: [Signature]

is the minimum size required for a furniture store. The sign size requested is needed both because the logo is script in nature and difficult to show on an outdoor sign and the changeable copy portion is necessary for an independent furniture store competing for disposable income. In fact, on a national basis, furniture businesses are in a state of decline and unable to invest as large sums in advertising as do other competitors for disposable income. The proposed sign will provide a three-line reader for 8-inch letters. State Highway Administration requirements regarding entrance(s) have not been fully resolved. The structure will be connected to the Metropolitan sewer. The 16-foot right-of-way to the building in the rear and its access onto Pulaski Highway have not been clarified. Twelve employees are anticipated to manage the business.

The representative of the Alliance of Baltimore County Community Councils (ABC's), who registered in protest, withdrew her protest after hearing the testimony and commented that the identical sign on Joppa Road is attractive and suits the locale.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, it is determined that the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 26th day of November 1986, that the herein request for a zoning variance to permit a rear yard setback of 2 feet; to permit 60 parking spaces; and to permit a double-faced freestanding business sign of 200 sq.ft., in accordance with Petitioner's Exhibits 1 and 4, is hereby GRANTED, except as modified by any requirements of the SHA, and subject to the following restrictions:

ORDER RECEIVED FOR FILING
Date: 10/26/86
By: [Signature]

- 1) A memorandum clarifying the 16-foot right-of-way and its access to the public highway shall be submitted to the file prior to the issuance of any building permit.
- 2) Access(es) to Pulaski Highway shall be approved by the SHA and such approval shall be submitted for the file prior to the issuance of any building permit.
- 3) At any such time as the site is utilized for a business other than a furniture retail store/warehouse, both the parking and sign variances shall be null and void.

[Signature]
Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
Date: 10/26/86
By: [Signature]

-3-



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

November 26, 1986

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Petition for Zoning Variance
NW 1/4 of Pulaski Highway,
1602' NE of the c/l of
Holly Drive Extended
(9220 Pulaski Highway)
15th Election District
Gregory C. Mullaney, et al
Case No. 87-206-A

Dear Mr. Howard:

Enclosed please find a copy of the decision rendered on the above-referenced Petition. Your request for a zoning variance has been granted, subject to the restrictions noted in the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,
[Signature]
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bjs

Attachments

cc: Ms. Mary Ginn
Representative, ABC's
606 Horncrest Road
Towson, Maryland 21204

People's Counsel

STV LYON ASSOCIATES

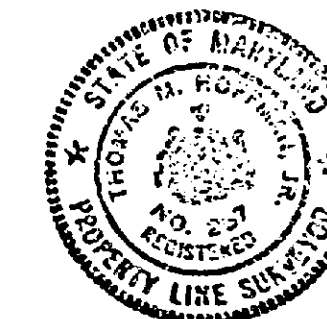
ENGINEERS ARCHITECTS PLANNERS
21 GOVERNORS COURT
BALTIMORE MD 21207-2722
301/944-9112

ZONING DESCRIPTION
FOR
GARDNER'S FURNITURE STORE
9220 PULASKI HIGHWAY
BALTIMORE COUNTY, MARYLAND

BEGINNING on the northwest side of Pulaski Highway 1,602 feet + northeast of the centerline of Holly Drive extended, thence binding on said northwest right-of-line

- 1) South 47°21'25" West 272.45 feet, thence leaving said Pulaski Highway and running the six following courses and distances;
- 2) North 53°09'21" West 232.84 feet, thence
- 3) North 47°21'25" East 90.73 feet, thence
- 4) North 53°09'21" West 110.00 feet, thence
- 5) North 47°21'25" East 190.84 feet, thence
- 6) South 51°29'25" East 295.22, thence
- 7) South 52°40'33" East 45.08 feet to the true point of beginning ... containing 1.9151 acres of land, more or less.

[Signature]
Thomas M. Hoffmann, Jr.
MD Reg. Property Line Surveyor No. 267
September 3, 1986



OFFICE COPY

STV ENGINEERS, Engineers, Architects, Planners, Professional Member Form: STV/Lyon Associates
STV Management Consultants STV, 111 D. D. Rummel, STV, Sanders & Thomas STV, Seelye Stevenson, Volpe & Knecht

PETITION FOR ZONING VARIANCES
15th Election District
Case No. 87-206-A

LOCATION: Northwest Side of Pulaski Highway, 1602 feet Northeast of the Centerline of Holly Drive Extended (9220 Pulaski Highway)
DATE AND TIME: Thursday, November 20, 1986, at 10:45 a.m.
PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a rear yard setback of 2 feet in lieu of the required 30 feet, 60 parking spaces in lieu of the required 80 spaces, and a double-faced, freestanding business sign of 200 square feet in lieu of the permitted 100 square feet

Being the property of Gregory C. Mullaney, et al, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
NW/S of Pulaski Hwy., 1602' : OF BALTIMORE COUNTY
NE of C/L of Holly Dr., :
Extended, 15th District :
GREGORY C. MULLANEY, et al, : Case No. 87-206-A
Petitioners :
: : : : :
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 8th day of October, 1986, a copy of the foregoing Entry of Appearance was mailed to John B. Howard, Esquire, 210 Allegheny Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 30, 1986
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on October 30, 1986.

THE JEFFERSONIAN,

Simon Seibert Abbott
Publisher

Cost of Advertising,

27.50

PETITION FOR
ZONING VARIANCES
15th Election District
Case No. 87-206-A
LOCATION: Northwest Side of
Pulaski Highway, 1602 feet Northeast
of the Centerline of Holly Drive
Extended (9220 Pulaski Highway)
DATE AND TIME: Thursday,
November 20, 1986, at 10:45 A.M.
PUBLIC HEARING: Room 301,
County Office Building, 111 West
Chesapeake Avenue, Towson,
Maryland
The Zoning Commissioner of Baltimore
County, by authority of the Zoning
Act and Regulations of Baltimore
County, will hold a public hearing:
Petition for Zoning Variance to permit
a rear yard setback of 2 feet in lieu
of the required 30 feet, 60 parking
spaces in lieu of the required 100
spaces, and a double-faced, freestanding
business sign of 200 square feet in
lieu of the permitted 100 square feet
being the property of Gregory C.
Mullaney, et al, as shown on plat plan
filed with the Zoning Office.
In the event that this Petitioner(s) is
granted, a building permit may be
issued within the thirty (30) day appeal
period. The Zoning Commissioner
will, however, entertain any request
for a stay of the issuance of said permit
during this period for good cause
shown. Such request must be received
in writing by the date of the hearing set
above or made at the hearing.
By Order Of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
10/30 Oct. 30.

Petition for Zoning Variance

15th Election District
Case No. 87-206-A
LOCATION: Northwest Side of Pulaski Highway, 1602 feet Northeast of the Centerline of Holly Drive Extended (9220 Pulaski Highway)
DATE AND TIME: Thursday, November 20, 1986, at 10:45 A.M.
PUBLIC HEARING: Room 301, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Zoning Variance to permit a rear yard setback of 2 feet in lieu of the required 30 feet, 60 parking spaces in lieu of the required 100 spaces, and a double-faced, freestanding business sign of 200 square feet in lieu of the permitted 100 square feet.
Being the property of Gregory C. Mullaney, et al, as shown on the plat filed with the Zoning Office.
In the event that this Petitioner(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
By Order Of
Arnold Jablon
Zoning Commissioner
of Baltimore County

The Times

Middle River, Md., Oct 30, 1986

This is to Certify, That the annexed

Petition
By L. 96932

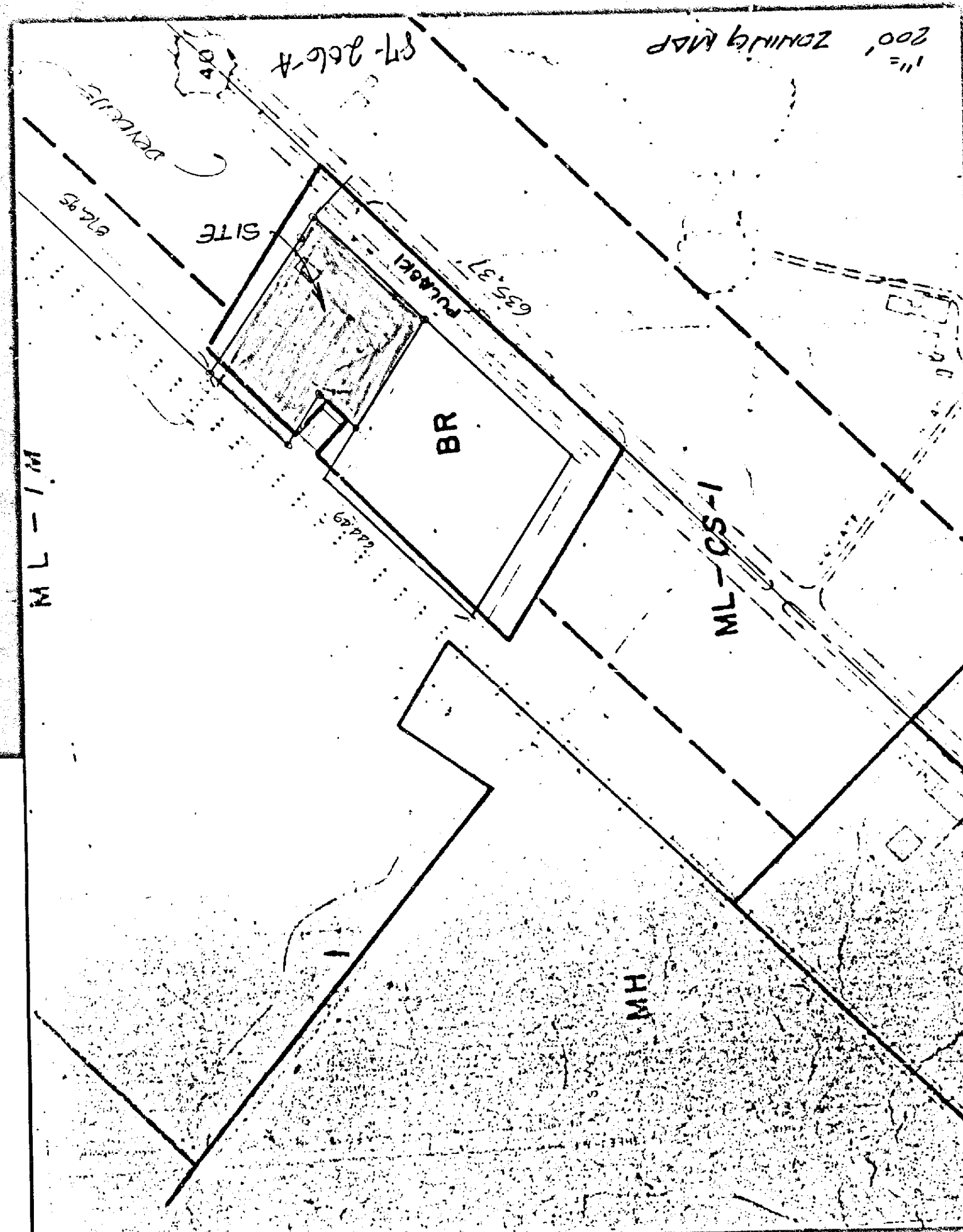
was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of

of *one* successive

weeks before the *30th* day of

Oct, 19 *86*

John B. Howard Publisher.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: November 7, 1986

Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 87-206-A

This office is opposed to the granting of the requested sign variance. The regulations provide for ample sign square footage. Further, message boards are no more than immovable portable signs. If the message boards are read by drivers, they are a hazard; if they're not, they're superfluous.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:sib

CPS-008

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

November 12, 1986

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCES
NW/S of Pulaski Highway, 1602' NE of the c/l of
Holly Dr. Extended (9220 Pulaski Highway)
15th Election District
Gregory C. Mullaney, et al - Petitioners
Case No. 87-206-A

Dear Mr. Howard:

This is to advise you that \$66.55 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to the Treasurer, Baltimore County, Maryland, and remit to the Treasurer, Baltimore County, Maryland.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 025629
DATE 11-20-86 ACCOUNT R-01-615000
AMOUNT \$ 66.55
RECEIVED FROM John B. Howard, Esquire
FOR Advertising - Petition 87-206-A
VALIDATION OR SIGNATURE OF CASHIER

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

October 3, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
NW/S of Pulaski Highway, 1602' NE of the c/l of
Holly Dr. Extended (9220 Pulaski Highway)
15th Election District
Gregory C. Mullaney, et al - Petitioners
Case No. 87-206-A

TIME: 10:45 a.m.

DATE: Thursday, November 20, 1986

PLACE: Room 301, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 025948
DATE 9/9/86 ACCOUNT 01-615-000
AMOUNT \$ 100.00
RECEIVED FROM Cook, H.D.T.
FOR Variance # 101
VALIDATION OR SIGNATURE OF CASHIER

STV/LYON ASSOCIATES

ENGINEERS ARCHITECTS PLANNERS
21 GAVENOR'S COURT
BALTIMORE, MD 21207-2722
301/944-9112

MARCH 31, 1987
87-729

Baltimore County
Office of Planning and Zoning
Courts Building
401 Bosley Avenue
Towson, Maryland 21204

Attention: Mr. Carl Richards
Zoning Coordinator

Reference: Gardiner's Furniture
Permit No. 94481-54484
Control No. C-261-87

Our Job No.: 61-7865

Dear Mr. Richards:

As requested by your office, we have made the following revisions to the Site Plan, Drawing C-1:

- Addition of a note stating "employees only in warehouse".
- Addition of a sign detail showing dimensions of the proposed sign and total square footage.
- Addition of a note outlining the three restrictions imposed by the zoning order.

I believe there is a letter on file in your office from the State Highway Administration to Commissioner Jablon dated December 9, 1986, Item No. 101, addressing two of the zoning restrictions.

This letter clarifies the status of the sixteen foot right-of-way and reflects the SHAD decision to allow one existing driveway to remain and to allow construction of one new driveway entrance as shown on the zoning plat and the site plan.

Very truly yours,

STV/LYON ASSOCIATES

Sharon Huber-Plano
Sharon Huber-Plano
Project Manager

SHP/fb

STV ENGINEERS, Engineers, Architects, Planners, Professional Member Firms: STV/Lyon Associates, STV/Management Consultants, STV/1111 Nottingham, STV/Sanders & Thomas, STV/Sontheimer, STV/Van & Kim



Maryland Department of Transportation
State Highway Administration

RECEIVED
ZONING OFFICE
DECEMBER 12, 1986

William K. Hellmann
Secretary
Hal Kers

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

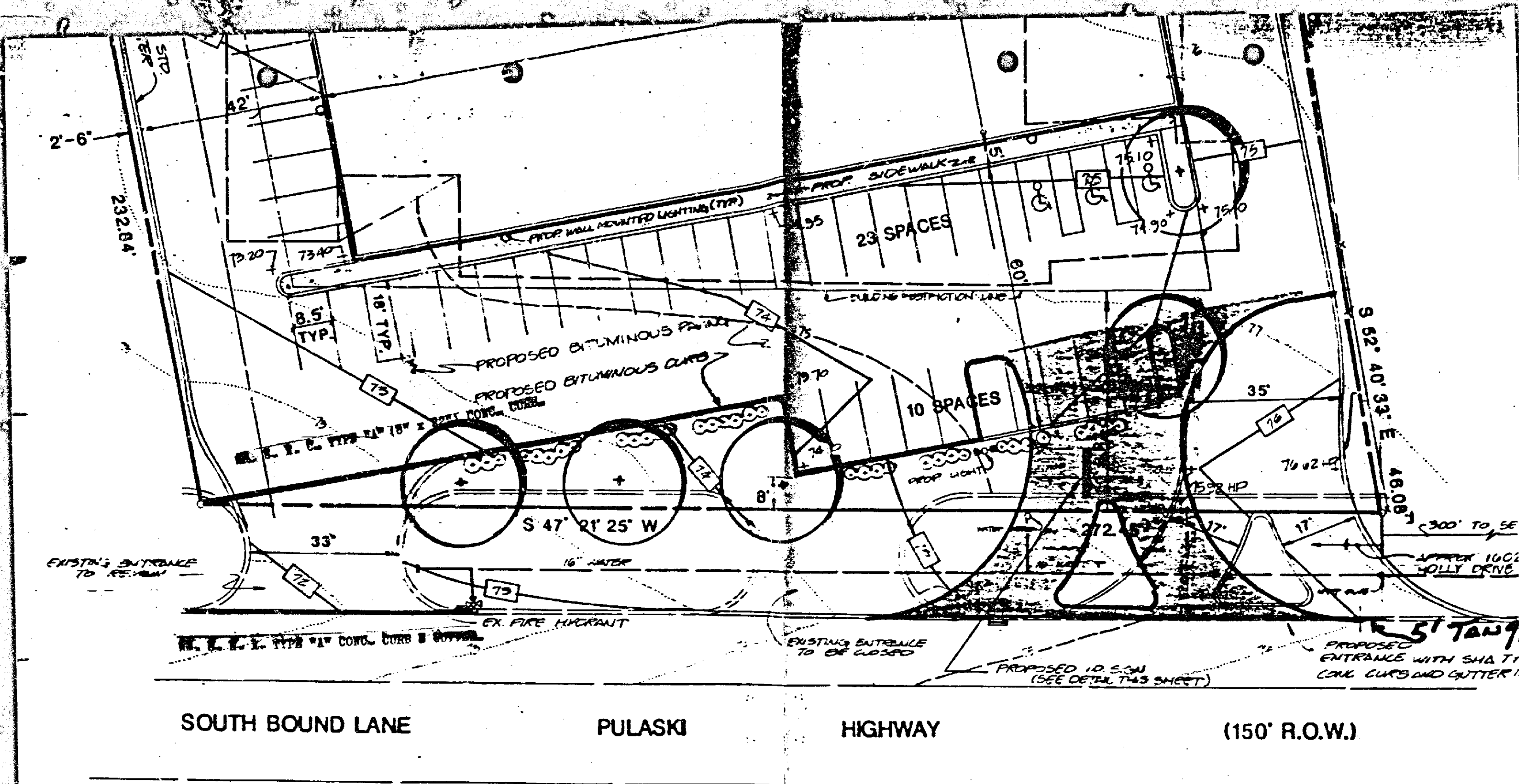
RE: Baltimore County
Revised Comments
Item #101
Property Owner: Gregory
C. Mullaney, et al
Location: NW/S Pulaski Hwy.
Maryland Route 40-W
1602' NE centerline of
Holly Drive Ext.
Existing Zoning: B.R.
and M.L.-1.M.
Proposed Zoning: Var.
to permit a rear yard
setback of 2' in lieu
of the required 30'
and to permit 60
parking spaces in lieu of
the required 100 spaces
and to permit a double-faced
free standing business
sign of 200' in lieu of
the permitted 100'
Area: 1.9151
District 15

Dear Mr. Jablon:

On September 29, 1986 and November 5, 1986, the State Highway Administration-Bureau of Engineering Access Permits provided written comments to Baltimore County Zoning requiring elimination of the southwest entrance to the proposed Gardiner Showroom/Warehouse.

With the off-site owner, William K. Hellmann, possessing a fee simple right to the property located at Maryland Route 40-W, the SHAD decision to allow one existing driveway to remain and to allow construction of one new driveway entrance as shown on the zoning plat and the site plan.

Continued



PREPARED FOR GEORGE GARDINER 1530 EAST JOPPA ROAD TOWSON, MARYLAND		PLAN PREPARATION DRAWN BY D.WITTE DESIGNED BY S.H.-P. CHECKED BY	DATE 8/15/86 SCALE 1"=20' PLAT TO ACCC PETITION FOR ZONING GARDINER'S FURNITL 9220 PULASKI HWY 15TH ELECTION DIS BALTIMORE COUNTY.
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BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2566
474-4500

PAUL H. REINCKE
CHIEF

September 24, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: Gregory C. Mullaney, et al

Location: NW/4 Pulaski Hwy., 1602' NE centerline of Holly Drive extended.

Item No.: 101

Zoning Agenda: Meeting of 9/23/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

(*) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(*) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Noted and Approved: Arnold N. Markowitz*
Planning Group
Special Inspection Division
John F. O'Neill

/mb

Carl - 10-21
Attached are
revised plans +
petitions for building
As you may recall,
the configuration of the
bdg. changed, thus
changing parking
variance. To be
advertised Oct 29 + 30.
You advised you would
check w/ J. Dyer. P.S. advise
-a.m.

10-31-86
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 101, Zoning Advisory Committee Meeting of 9-23-86

Property Owner: *Gregory C. Mullaney, et al*

Location: *NW/4 Pulaski Hwy.* District *15*

Water Supply *meteo* Sewage Disposal *private*

COMMENTS ARE AS FOLLOWS:

() Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.

() Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

() A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

() A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.

() Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

() Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.

() Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.

() If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

WWQ 2 4/86
11/20/86
87-206-A

Zoning Item # 101 Zoning Advisory Committee Meeting of 9-23-86
Page 2

() Prior to raising of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.

() Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.

() Soil percolation tests (have been/must be) conducted.
() The results are valid until _____
() Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.

() Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.

() In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until _____
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.

() Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.

() If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.

(X) Others *If proposed structure cannot connect to the metropolitan sewer, the on-site sewage disposal system would require an inspection and possible upgrading prior to occupancy. Connection to the public sewer would require the pumping out and filling in of the on-site system.*

Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
September 29, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 101 Zoning Advisory Committee Meeting are as follows:

Property Owner: Gregory C. Mullaney, et al
Location: NW/4 Pulaski Highway, 1602 feet NE c/l of Holly Drive Extended
District: 15th.

APPLICABLE RULES ARE CHANGED:

(1) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.A.H.C.A., #17-1, 1980) and other applicable Codes and Standards.

(2) A building and other miscellaneous permits shall be required before the start of any construction. A zoning permit is required for removal of existing structure. Signs shall comply to Article 10 of B.C.C.A.

(3) Approval of all construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

(4) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

(5) All Use Groups except B-4, Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 5'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 1107, Section 1106.2 and Table 1102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.

7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.

8. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Uses _____ See Section 312 of the Building Code.

9. The proposed project appears to be located in a Flood Plain, Flood Hazard, or Flood Hazard Area. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

10. Comments: The buildings "uses and fire separations" shall comply with Section 313.2. An approved automatic sprinkler system shall be required. The structure shall comply to Tables 401 and 501. Also, Section 501.1, Section 1106.2, and 1111.2 may both be applicable along the northwest wall. Provide necessary curb cuts at parking spaces, entrances, interior usability and accessibility for the Handicapped.

11. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Mark P. Hunkeler
Building Plans Review

11/27/86

87-206-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
1st day of October, 1986.

Arnold Jablon
Zoning Commissioner

Petitioner *Gregory C. Mullaney, et al* Received by: *James E. Dyer*
Petitioner's Attorney *John P. Howard, Esquire* Chairman, Zoning Plans Advisory Committee

Mr. A. Jablon
Page 2
December 9, 1986

However, any change or improvement to the Covington property (expansion, change of occupancy, new tenants or any alterations requiring county review) will require up graded access to Pulaski Highway per State Highway Administration standards.

All other comments in our previous letters shall remain valid.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW:es

cc: J. Ogle
STV/Lyon Associates

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 10, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

John B. Howard, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: Item No. 101 - Case No. 87-206-A
Petitioner: Gregory C. Mullaney, et al
Petition for Zoning Variance

Dear Mr. Howard:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: STV/Lyon Associates
21 Governor's Court
Baltimore, Maryland 21207

Maryland Department of Transportation
State Highway Administration

RECEIVED

NOV 7 1986

William K. Hollmann

ZONING OFFICE
November 5, 1986

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Baltimore County
Revised Comments
Item #101
Property Owner: Gregory C. Mullaney, et al
Location: NW/S Pulaski Hwy (Route 40-E) 1602' NE centerline of Holly Drive Ext.
Existing Zoning: B.R. and M.L. - I.M.
Proposed Zoning: var. to permit a rear yard setback of 2' in lieu of the required 30' & to permit 60 parking spaces in lieu of the required 80 spaces and to permit a double-faced free standing business sign of 200' in lieu of the permitted 100' Area: 1.9151 District 15th

Dear Mr. Jablon:

On review of the revised submittal of 10/22/86, the State Highway Administration Bureau of Engineering Access Permits finds the revised site plan unacceptable.

The standard 33' entrance at the west property line must be eliminated and all barrier curb on or in back of the S.H.A. right-of-way must be S.H.A. concrete curb and not bituminous curb as shown.

It is requested the site plan be revised, prior to a hearing date being set.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW:es

My telephone number is 301-333-1350

cc: J. Ogle
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

OCTOBER 27, 1986

Re: Zoning Advisory Meeting of September 23, 1986
Item #101
Property Owner: GREGORY C. MULLANEY, et al
Location: NW/S PULASKI HWY. 1602' NE 1/2 OF HOLLY DRIVE EXTENDED

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on 10/22/86.
- (X) Landscaping: Must comply with Baltimore County Landscape Manual.
- (X) The property is located in a deficient service area as defined by 8111 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is 15th.
- (X) The property is located in a traffic area controlled by a "D" level intersection as defined by 8111 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- (X) Additional comments:
1. THE DEVELOPER'S PLAN & PLAT WAS GRANTED BY THE PLANNING BOARD 10/22/86. THE DEVELOPER'S PLAN & PLAT WAS GRANTED BY THE PLANNING BOARD 10/22/86. (BALTIMORE COUNTY LANDSCAPE MANUAL) STATES: "IN COMMERCIAL, OFFICE & INDUSTRIAL ZONES AN INCREASE OF 50% OR GREATER OF THE FLOOR AREA SHALL REQUIRE THAT THE ENTIRE DEVELOPMENT BE RE-EVALUATED IN THIS MANUAL."
2. FOR INFORMATION REGARDING THE LANDSCAPE REQUIREMENTS CONTACT MR. AVERY HARDEN AT 474-9335

cc: James Hoswell

David Fields, Acting Chief
Current Planning and Development

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon: Revised
Comments on Item # 101/Zoning Advisory Committee Meeting are as follows:

Property Owner: Gregory C. Mullaney, et al
Location: NW/S Pulaski Highway, 1602 ft. NE c/l of Holly Drive Extended
District: 15th.

APPLICABLE ITEMS ARE CIRCLED:

- (1) all structures shall conform to the Baltimore County Building Code as adopted by Council Bill #117-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #217-1 - 1990) and other applicable Codes and Standards.
- (2) A building and other miscellaneous permits shall be required before the start of any construction. A zoning permit for the existing foundation may be required.
- (3) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered Professional Architect or Engineer is/is not required on plans and technical data.
- (4) Commercial: Three sets of construction drawings sealed and signed by a registered Professional Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- (5) All Use Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 1107, Section 1106.2 and Table 1106. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.

H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered, in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use _____ See Section 312 of the Building Code.

I. The proposed project appears to be located in a Flood Plain, Flood Hazard Area. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

(6) Comments: Building shall comply to Table 501, Table 101, Section 502.2, 502.3 or 502.5. Compliance to the State of Maryland Handicapped Code on site and inside the structure shall be required.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles Lee
C. E. Lee, Chief
Building Plans Section

WZJ/RC
Rec'd 12-24-86
87-806-A

Maryland Department of Transportation
State Highway Administration

RECEIVED

OCT 1 1986

William K. Hollmann

Secretary

Hal Kassoff

Administrator

ZONING OFFICE

September 29, 1986

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Baltimore County
Item #101
Property Owner: Gregory C. Mullaney, et al
Location: NW/S Pulaski Highway (Route 40-E) 1602 feet NE centerline of Holly Drive Ext.
Existing Zoning: B.R. and M.L. - I.M.
Proposed Zoning: Var. to permit a rear yard setback of 2' in lieu of the required 30' & to permit 60 parking spaces in lieu of the required 80 spaces and to permit a double-faced free-standing business sign of 200 sq. ft. in lieu of the permitted 100 sq. ft. Area: 1.9151 District: 15th

Dear Mr. Jablon:

On review of the submittal of 8/15/86, review of our files and field inspection, the State Highway Administration will require the site plan to be revised.

The revised site plan must show all access to the site to be by way of a directional Right Turn In and Right Turn Out entrance. All existing entrances must be eliminated with S.H.A. Type "A" concrete curb and gutter with S.H.A. concrete curb constructed on or in back of the S.H.A. Right-of-Way.

It is requested the site plan be revised prior to a hearing date being set.

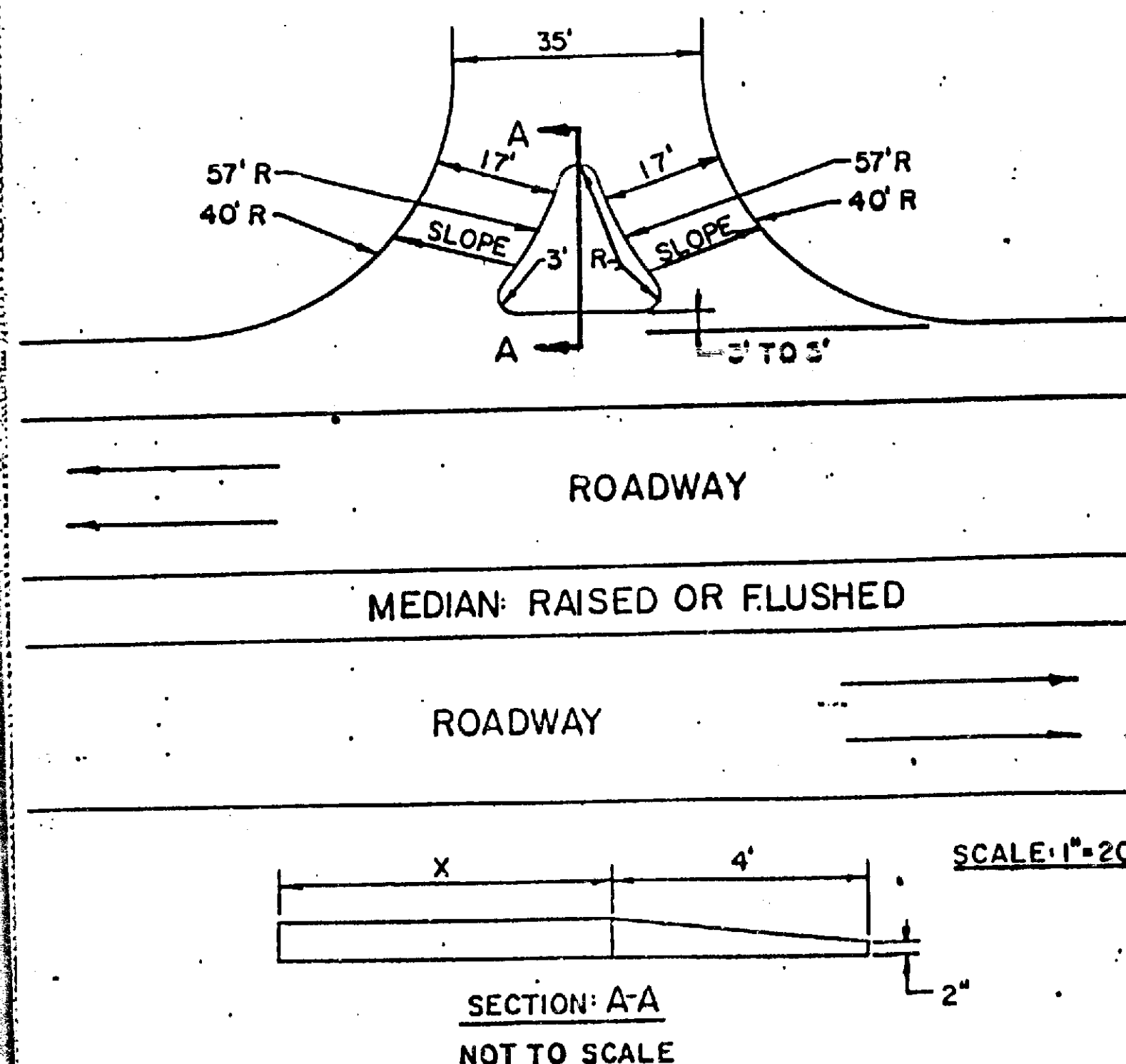
Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

cc: J. Ogle
M. Stein
enclosure

My telephone number is 301-333-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

CHANNELIZATION OF COMMERCIAL ENTRANCES TO A TYPICAL DIRECTIONAL ENTRANCE DUAL HIGHWAY



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 101 -ZAC-
Property Owner: Gregory C. Mullaney, et al
Location: NW/S Pulaski Highway, 1602 feet NE centerline of Holly Drive Extended

Existing Zoning: B.R. and M.L. - I.M.
Proposed Zoning: Variance to permit a rear yard setback of 2 feet in lieu of the required 30 feet and to permit 60 parking spaces in lieu of the required 80 spaces and to permit a double-faced free-standing business sign of 200 square feet in lieu of the permitted 100 square feet 1.9151 acres 15th Election District

Area: District:

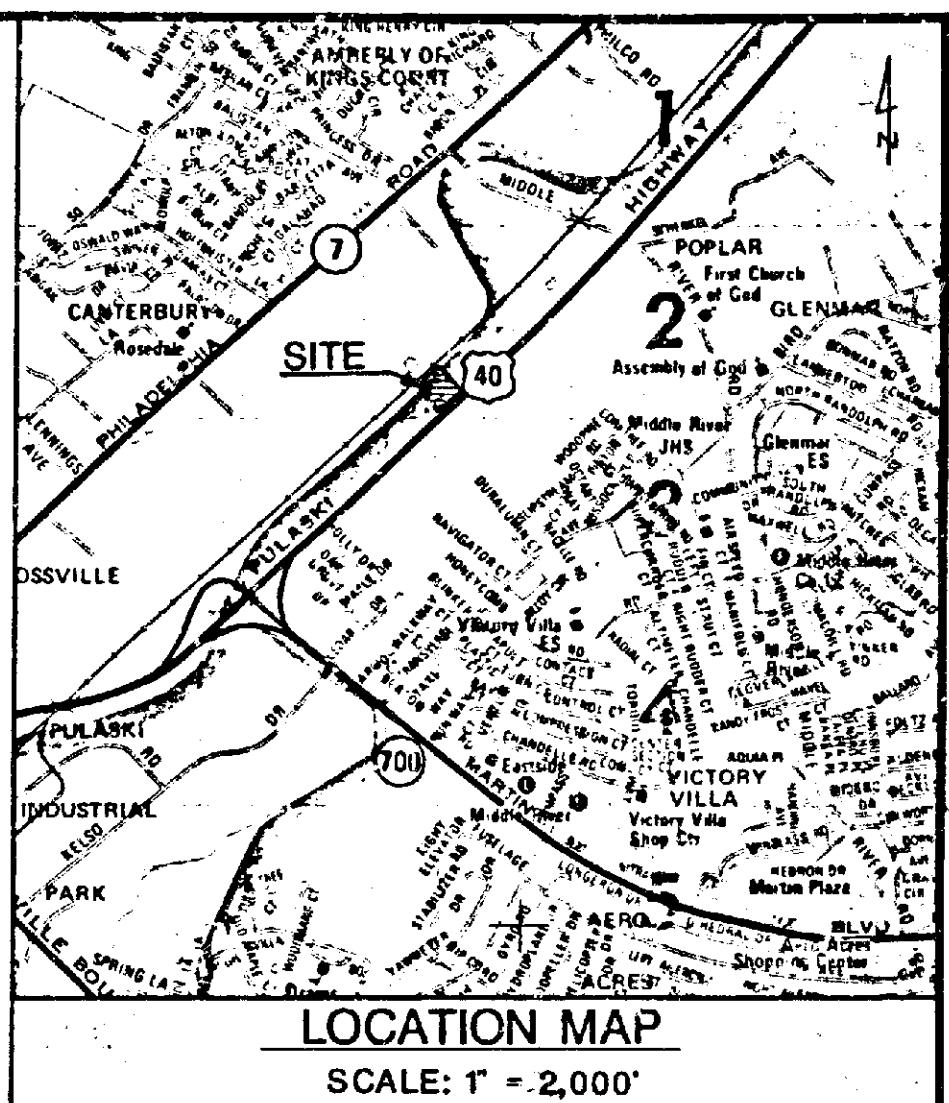
Dear Mr. Jablon:

The requested variance to parking can be expected to cause some parking problems. This site should have only one means of access and will be required to meet the State Highway Administration's approval.

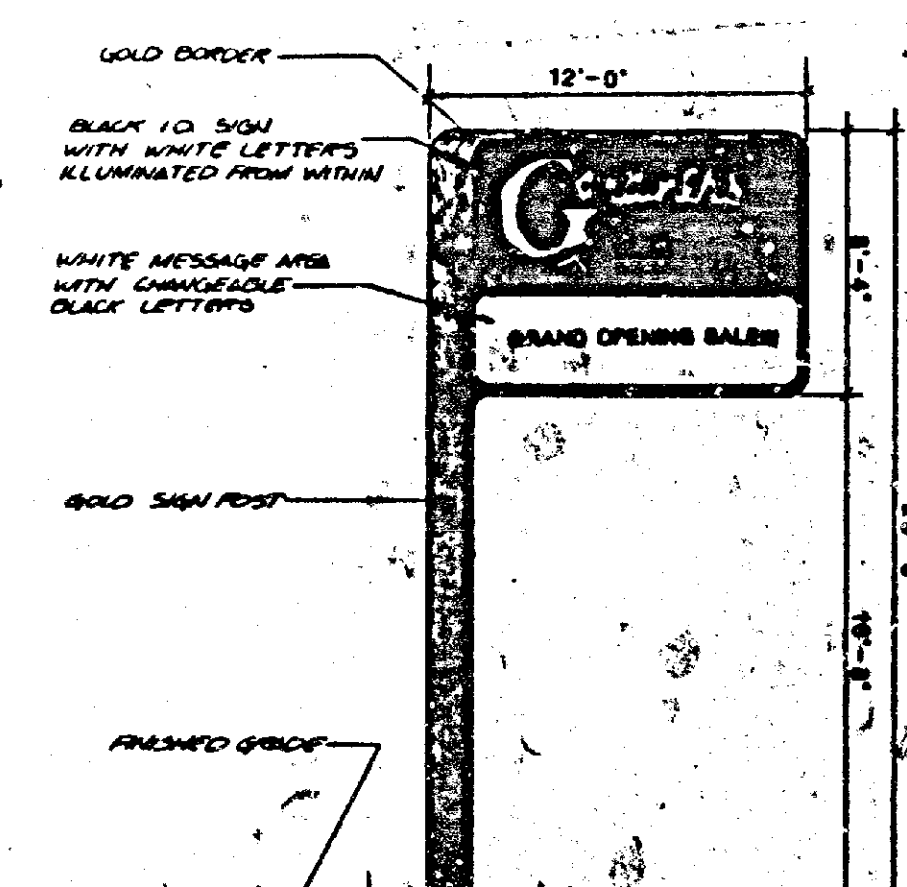
Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

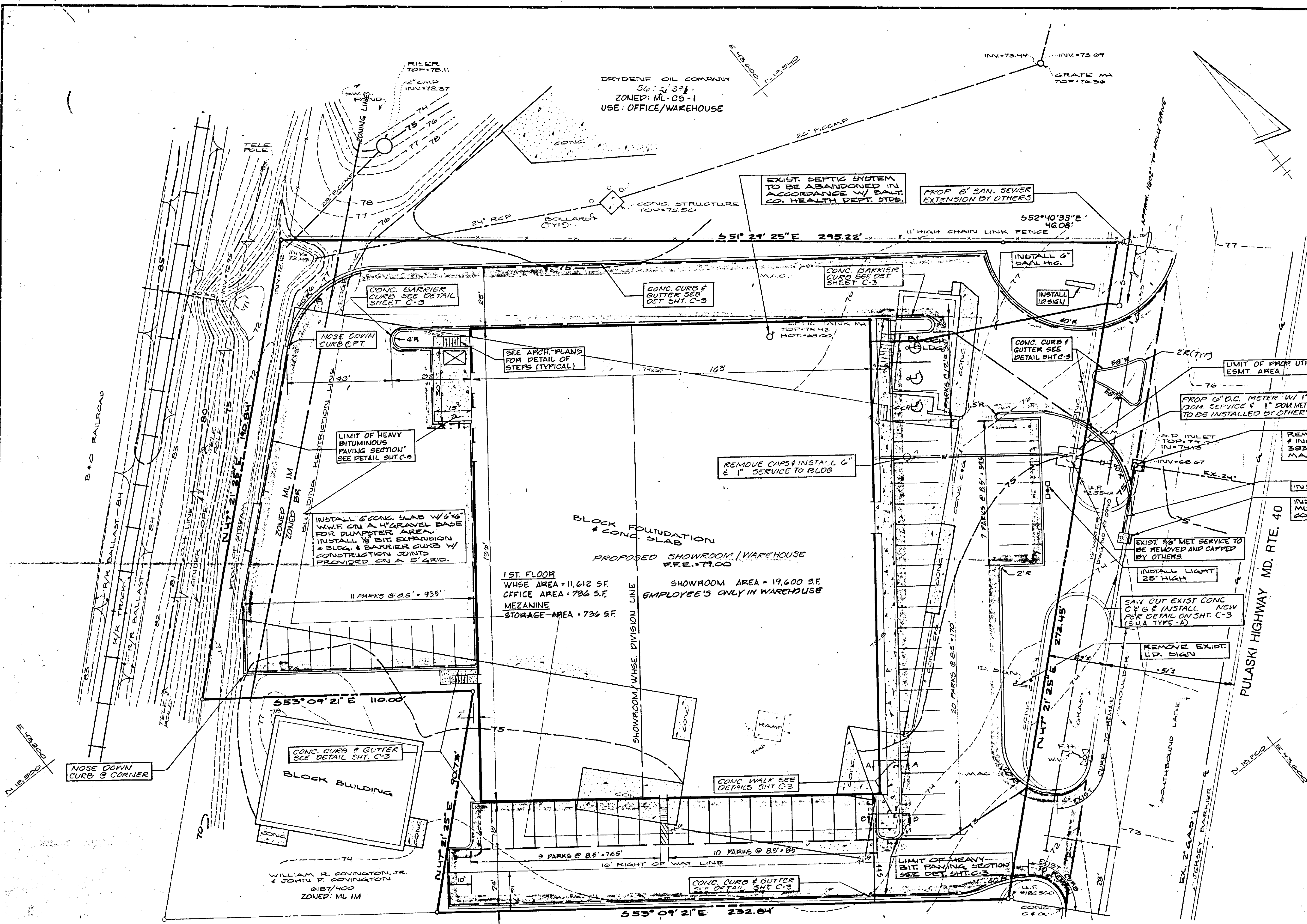
MSF:lt



- GENERAL NOTES**
- OWNER: GREG C. AND GARY E. MCLEARY 7232/545
 - ACCT. NO.: 15-06-452346
 - ELECTION DISTRICT: 15
 - COUNCILMANIC DISTRICT: 5
 - EXISTING ZONING: BR
PROPOSED ZONING: NO CHANGE
 - ZONING VARIANCES APPROVED ON NOVEMBER 26, 1986 (CASE NO. 87-206-A) TO ALLOW:
A) A REAR YARD SETBACK OF 2' IN LIEU OF THE REQUIRED 30'.
B) 60 PARKING SPACES IN LIEU OF THE REQUIRED 103 SPACES.
C) ONE FREESTANDING BUSINESS SIGN OF 200 SQUARE FEET IN LIEU OF THE PERMITTED 100 SQUARE FEET.
 - PROPOSED BUILDING USE:
FIRST FLOOR: 19,000 S.F. SHOWROOM
11,612 S.F. WAREHOUSE
736 S.F. OFFICE
MEZANINE: 736 S.F. STORAGE
TOTAL BUILDING AREA: 32,884 S.F.
 - PROPOSED BUILDING HEIGHT: 24'
 - PARKING REQUIRED:
19,000 S.F. SHOWROOM @ 1/200 S.F. = 95 SPACES
WAREHOUSE/STORAGE @ 1/300 S.F. = 2 SPACES
736 S.F. OFFICE @ 1/300 S.F. = 2.5 SPACES
TOTAL PARKING REQUIRED = 103 SPACES
 - PARKING PROVIDED:
60 SPACES WITH 3 HANDICAP SPACES INCLUSIVE.
 - UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN LOCATED BY ACTUAL FIELD MEASUREMENTS, SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF THE INFORMATION RECEIVED. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION AND MUST NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO THE START OF CONSTRUCTION.
 - LOCATION OF INDIVIDUAL ELECTRIC, TELEPHONE, GAS, WATER AND SANITARY SEWER SERVICE CONNECTIONS AS SHOWN HEREON ARE UNCERTAIN. THE LOCATION OF SAID CONNECTIONS HAS BEEN FIELD LOCATED WHERE POSSIBLE, BUT IN CASES WHERE THE LINES HAVE BEEN CONSTRUCTED AND PAVED OVER, THE CONNECTIONS SHOWN ARE BASED ON PROPOSED SITE PLANS OR AN ESTIMATION OF POSSIBLE LOCATION. SHOULD EXCAVATION BECOME NECESSARY FOR MAINTENANCE OR REPAIR OF THESE LINES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCURATELY DETERMINE THE LOCATION OF THESE LINES BEFORE COMMENCING WORK.



PRINTED
APR 7 1987
ST VILVON ASSOC.



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 4/9/87
87-206-A

87-206-A
Zoning variances approved on 11/26/86 are subject to the following restrictions:
1. A memorandum clarifying the 15-foot right-of-way and its access to the public highway shall be submitted to the file prior to the issuance of any building permit.
2. Access(es) to Pulaski Highway shall be approved by the SHA and such approval shall be submitted for the file prior to the issuance of any building permit.
3. At any such time as the site is utilized for a business other than a furniture retail store/warehouse, both the parking and sign variances shall be null and void.



<

BLDG. PERMIT NO. 94484 CONTROL NO. C-261-87

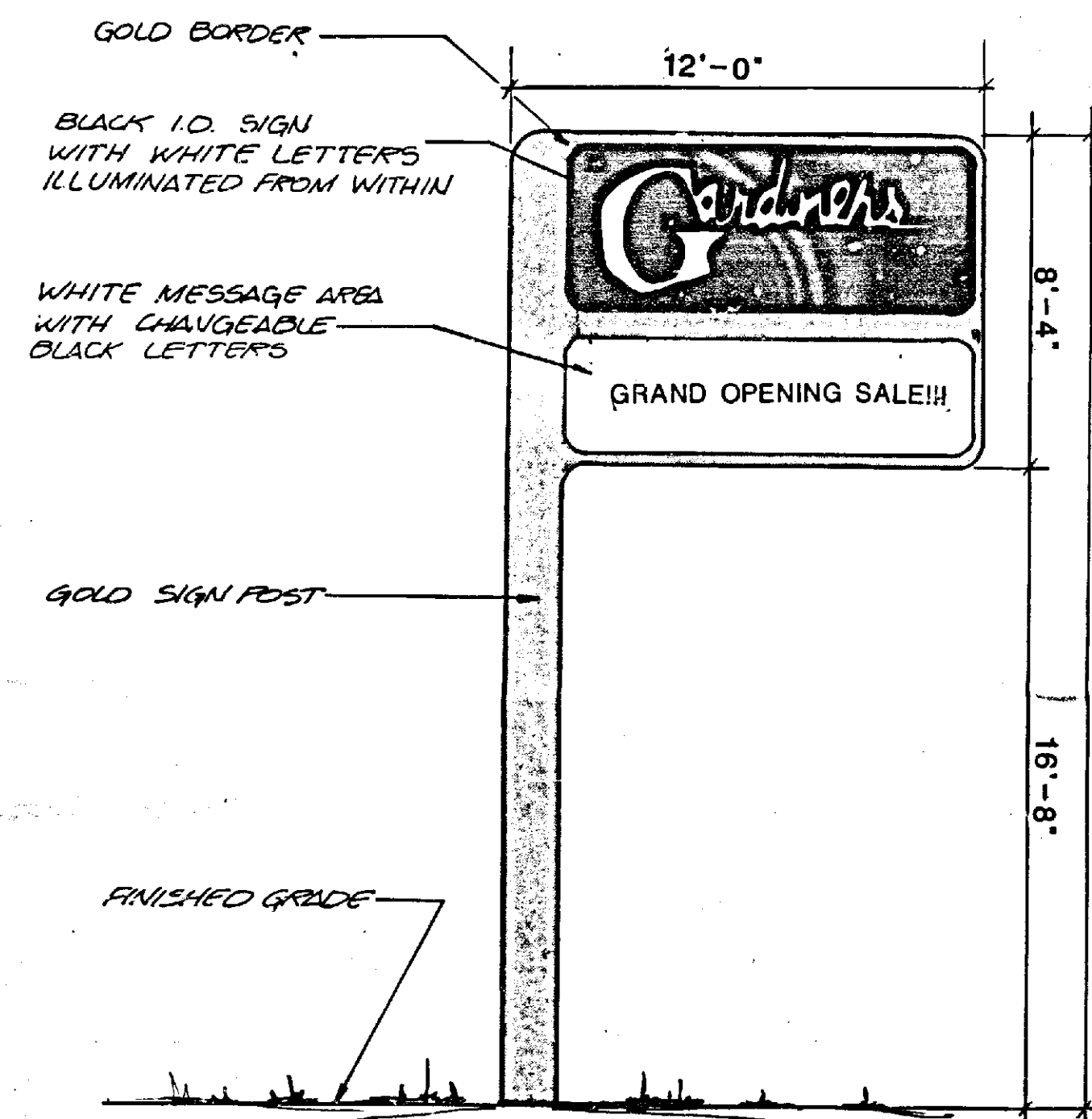
NOTES

- OWNERS: GREG C. & GARY E. MULLANEY
ENR. JR. 7232/545 AUGUST 8, 1986
- SITE AREA: 1.9 ACRES
- EXISTING ZONING: BR AND ML-1M
PROPOSED ZONING: NO CHANGE
- EXISTING USE: FORMER TOWN AND COUNTRY FURNITURE STORE (BURNED DOWN AND NO LONGER IN OPERATION)
PROPOSED USE: GARDINER'S FURNITURE SHOW ROOM AND WAREHOUSE.
- VARIANCES REQUIRED:
 - TO ALLOW A REAR YARD OF 2' IN LIEU OF THE REQUIRED 30'.
 - TO ALLOW 60 PARKING SPACES IN LIEU OF THE REQUIRED 103 SPACES.
 - TO ALLOW ONE FREESTANDING BUSINESS SIGN OF 200 SF IN LIEU OF THE PERMITTED 3 BUSINESS SIGNS TOTALING 100 SF.
- PROPOSED BUILDING USE:

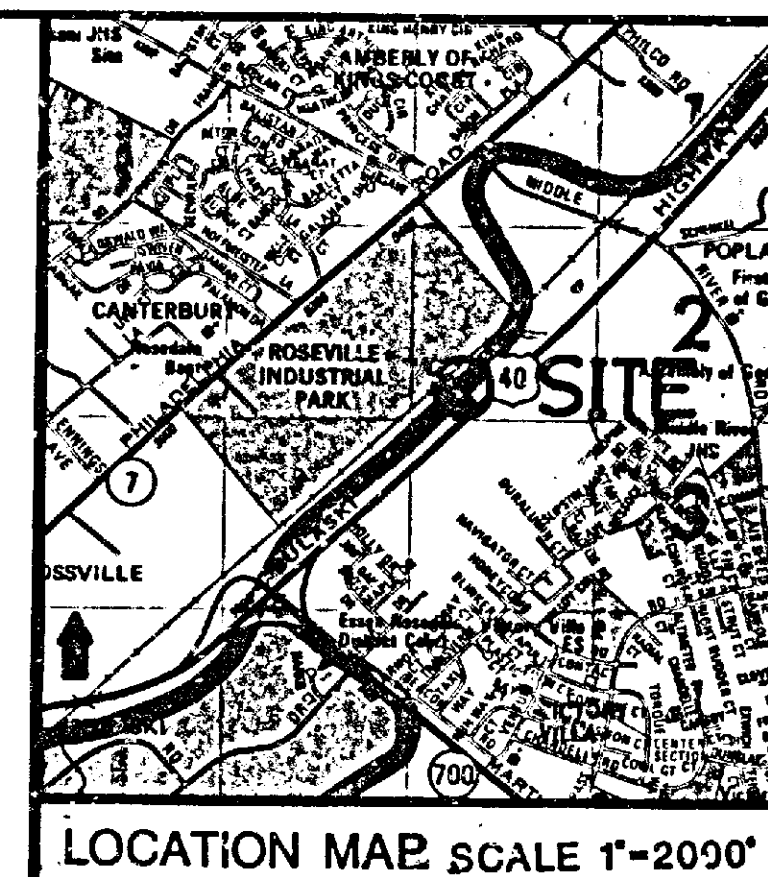
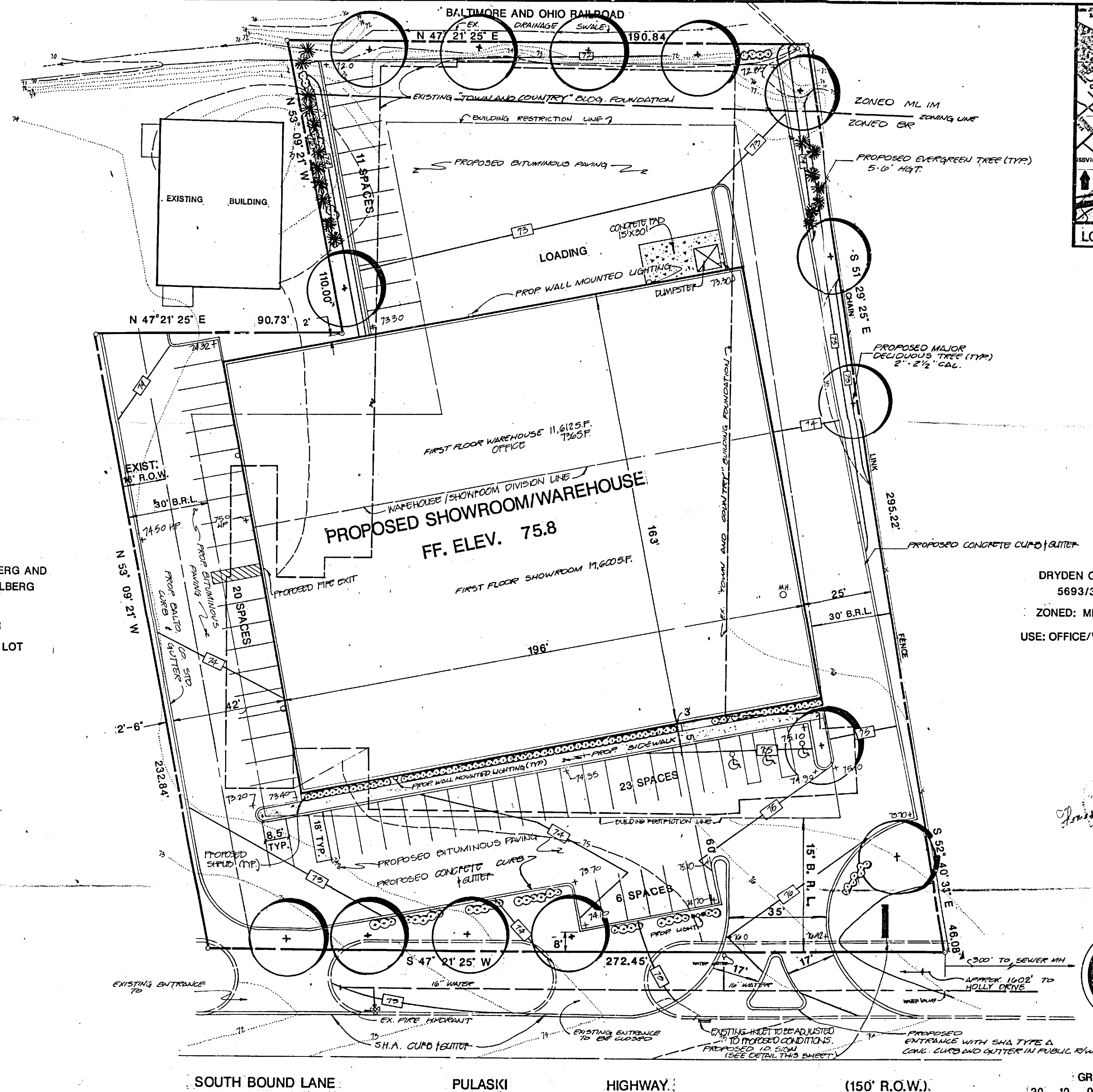
FIRST FLOOR	19,600 SF SHOWROOM	98 SPACES
SECOND FLOOR	11,612 SF WAREHOUSE	2
TOTAL BUILDING	31,212 SF TOTAL	100.5 SPACES
- PROPOSED BUILDING HEIGHT: 24'
- PARKING REQUIRED:

19,600 SF SHOWROOM @ 1/200 SF	98 SPACES
WAREHOUSE @ 1/3 EMPLOYEES	2
736 SF OFFICE @ 1/300 SF	2.5
	102.5 SPACES
- PARKING PROVIDED: 60 SPACES, INCLUDES 3 HANDICAP SPACES.
ALL STANDARD SPACES SHALL MEASURE 8.5' X 18'.
- FORMER TOWN AND COUNTRY FURNITURE STORE SERVED BY ON-SITE SEWAGE DISPOSAL SYSTEM. PUBLIC SEWER IS LOCATED 300' NORTH OF THE PROPERTY IN PULASKI HIGHWAY RIGHT-OF-WAY. REFER TO DWG. NO. 78-0481.
- PROPOSED EXTERIOR LIGHTING: 6 FIXTURES MOUNTED ON BUILDING WALL.
1 FREE STANDING POLE AND FIXTURE TO BE A MAXIMUM OF 25' IN HEIGHT.
- EMPLOYEES ONLY ALLOWED IN WAREHOUSE DIVISION.

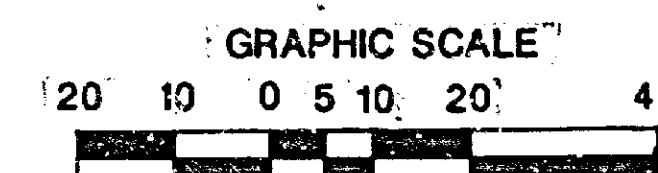
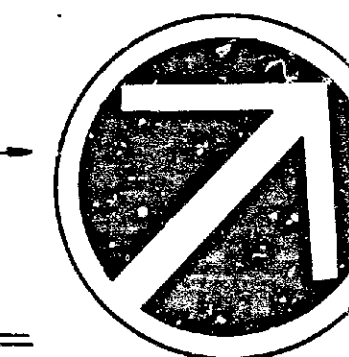
MARVIN A. PERLBERG AND
DANIAL S. PERLBERG
5229/607
ZONED: BR
USE: VACANT LOT



SIGN DETAIL
1/4"=1'-0"
SQUARE FOOTAGE OF SIGN
99.96 S.F./PER SIDE
OR A TOTAL OF 199.92 S.F.



DRYDEN OIL CO.
5693/331
ZONED: ML-CS-1
USE: OFFICE/WAREHOUSE



STV / LYON ASSOCIATES
Engineers Surveyors Planners
21 Governor's Court Baltimore, Maryland 21207
Telephone : 301-944-9112

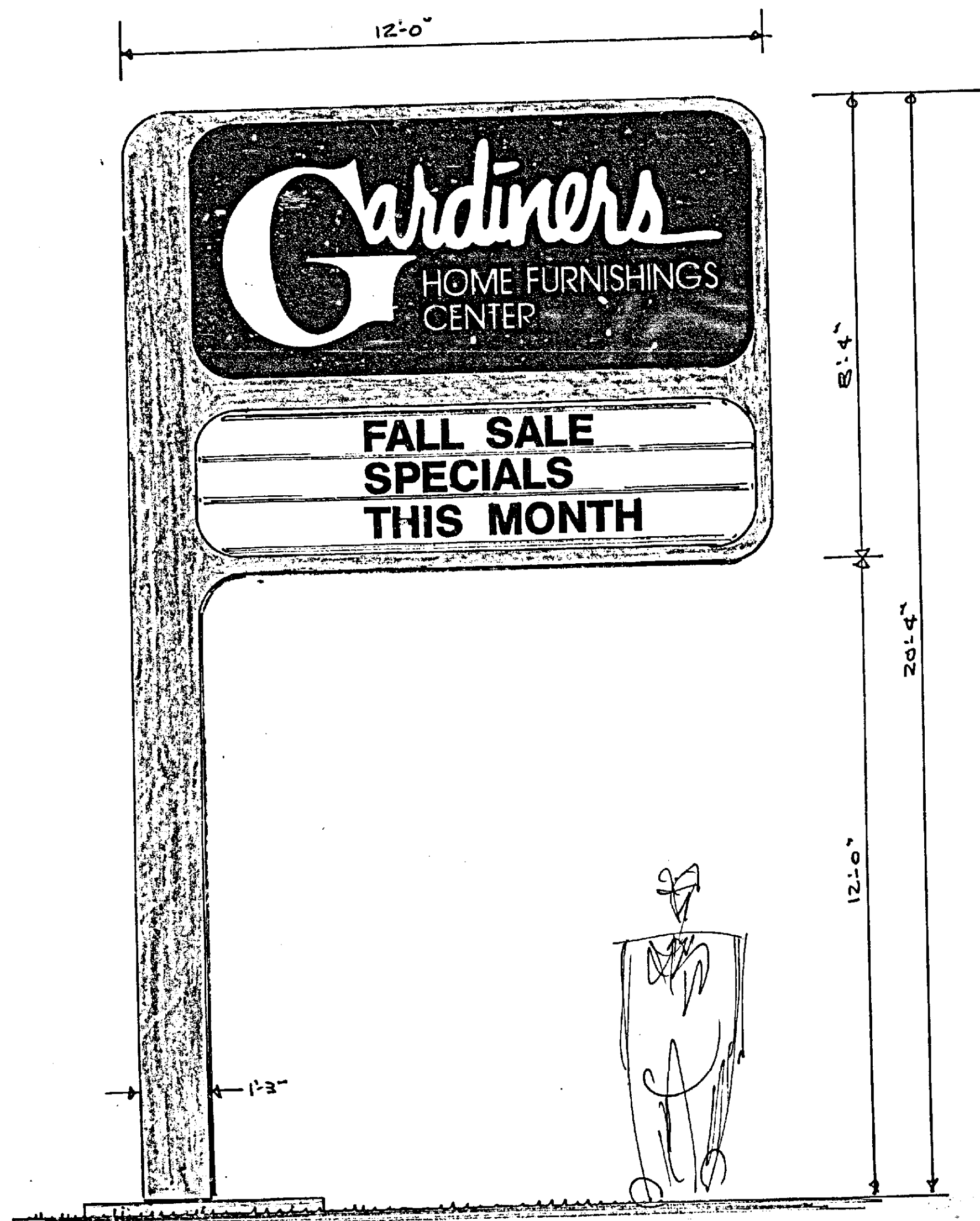
REVISIONS		
NO.	DATE	DESCRIPTION
1	8/15/86	SHOW SF OF SIGN, SHOWROOM/WAREHOUSE DIVISION
2	8/15/86	REVISE BUILDING & PARKING CALCULATIONS
3	8/15/86	REVISE PROPOSED ENTRANCE, DUMPSTER, ADJUST PARKING

PREPARED FOR: GEORGE GARDINER
1530 EAST JOPPA ROAD
TOWSON, MARYLAND

PLAN PREPARATION	
DRAWN BY D.WITTE	DATE 8/15/86
DESIGNED BY S.H.P.	SCALE 1"=20'
CHECKED BY	

PLAT TO ACCOMPANY
PETITION FOR ZONING VARIANCE
GARDINER'S FURNITURE STORE
9220 PULASKI HIGHWAY
15TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

DRAWING NO.
7665-59-001
SHEET NO.
1 of 1



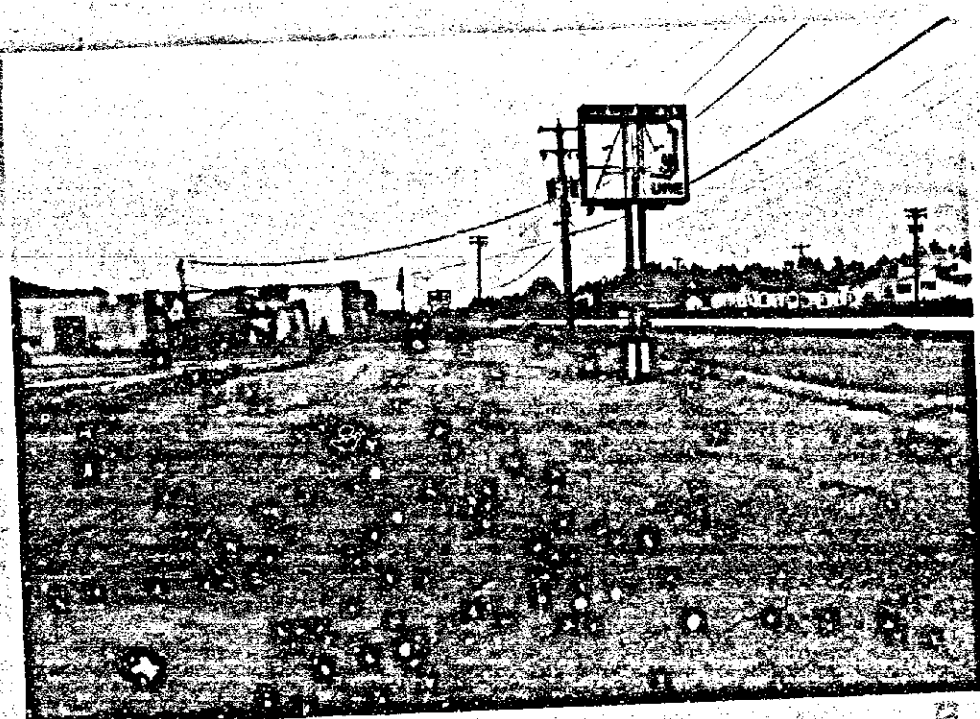
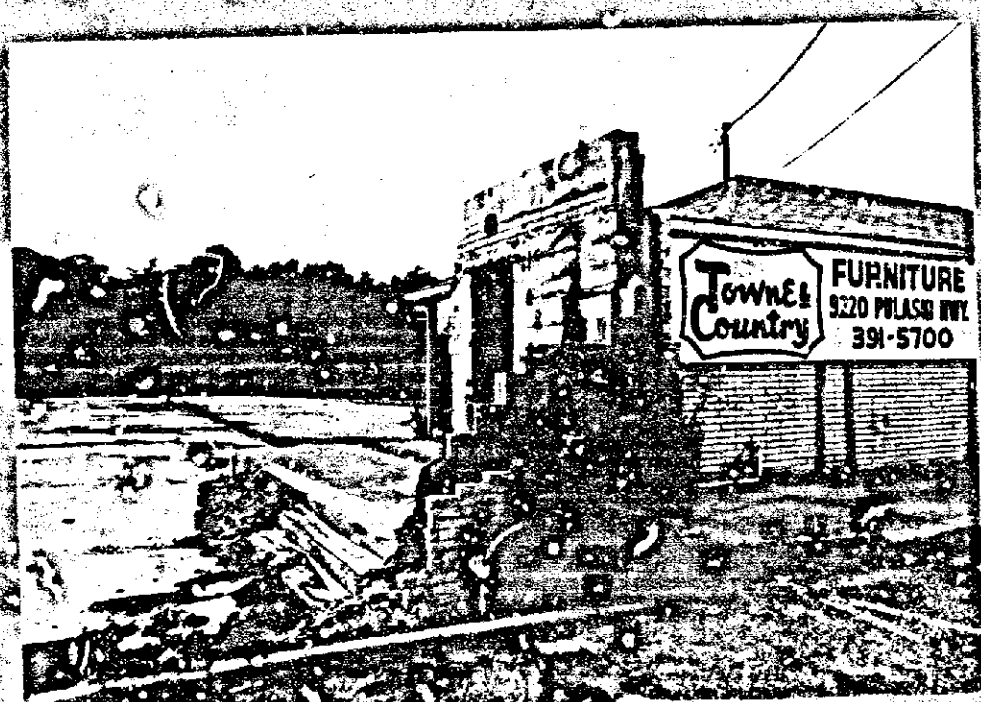
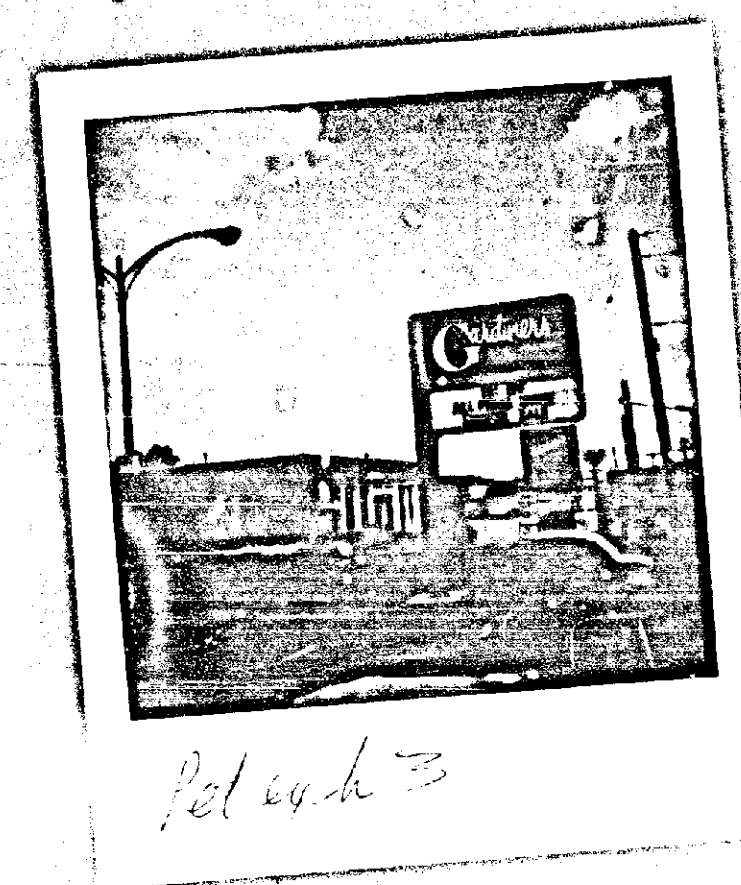
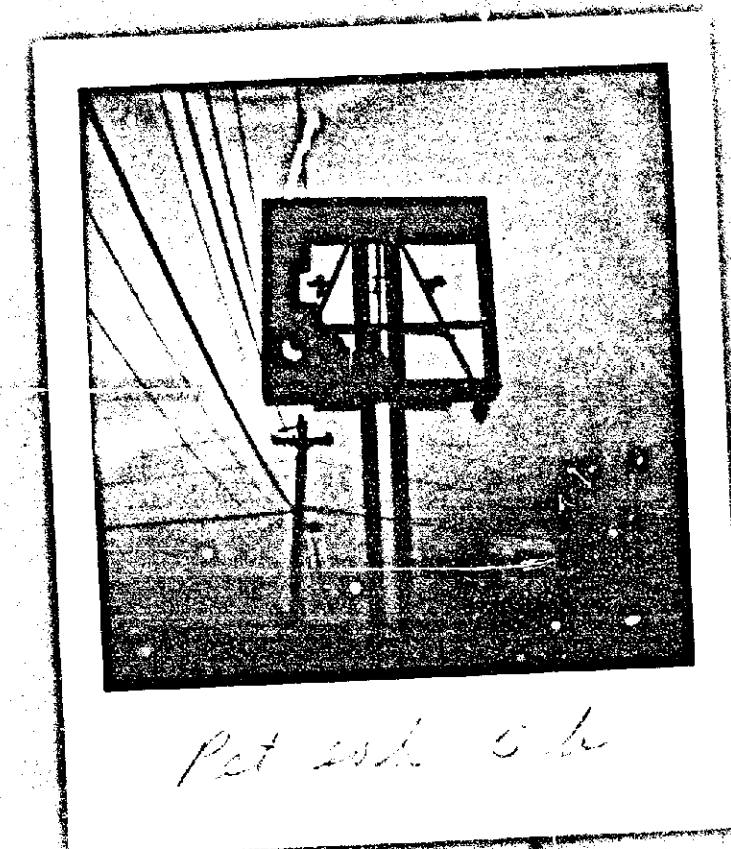
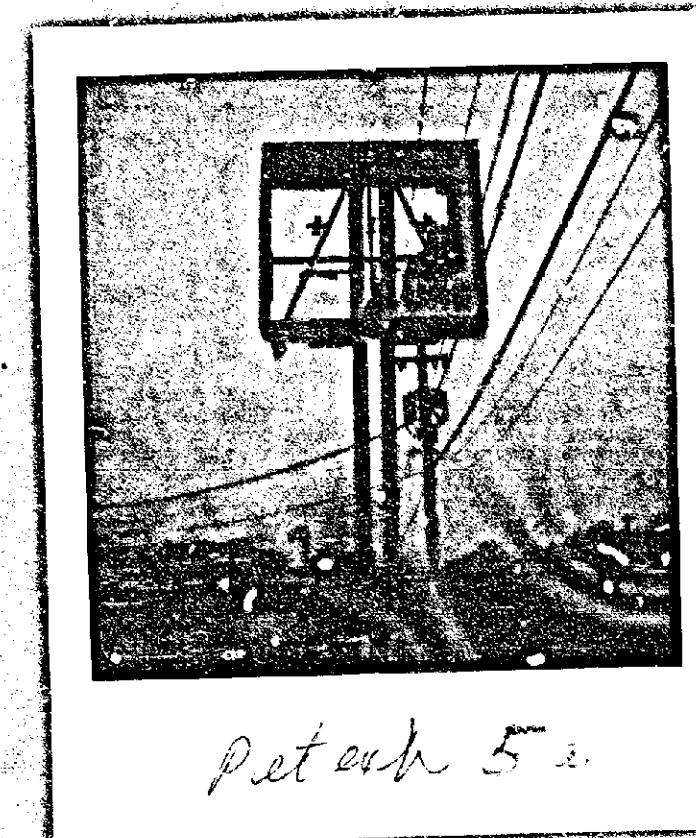
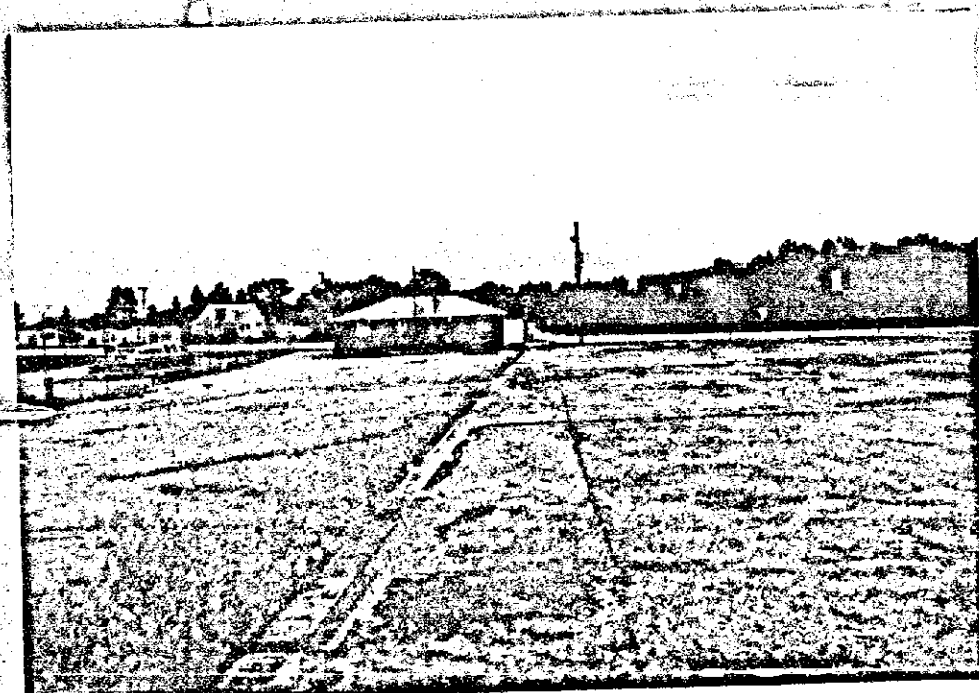
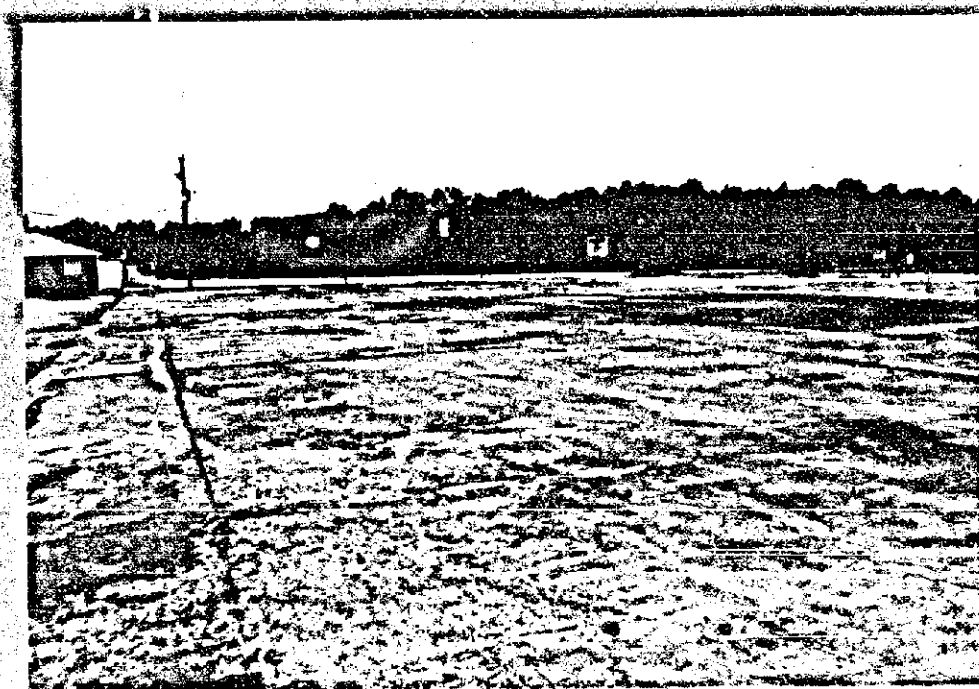
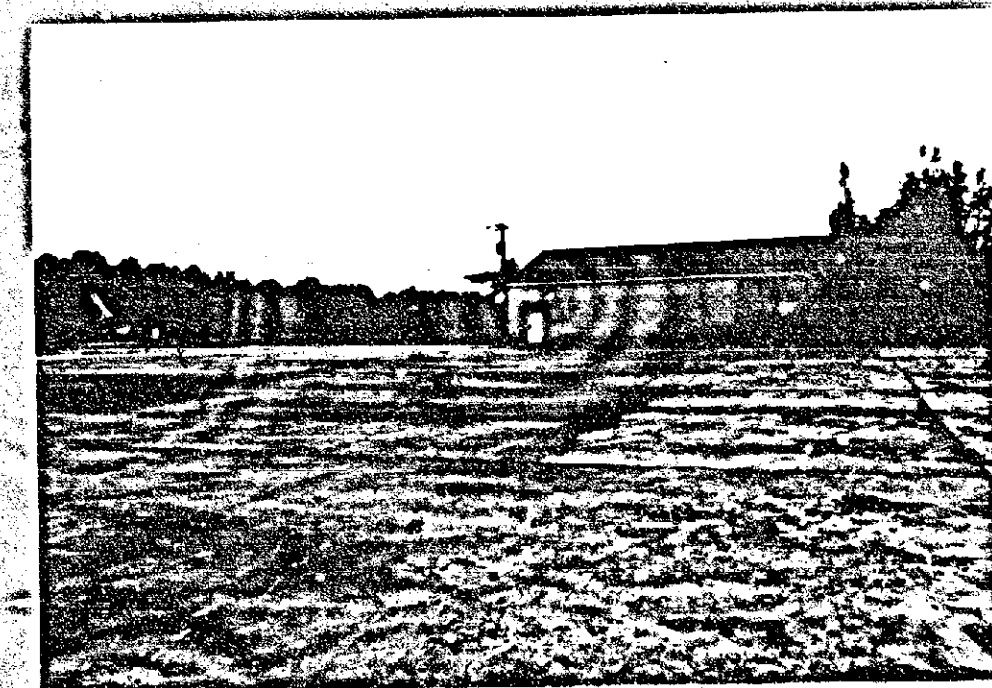
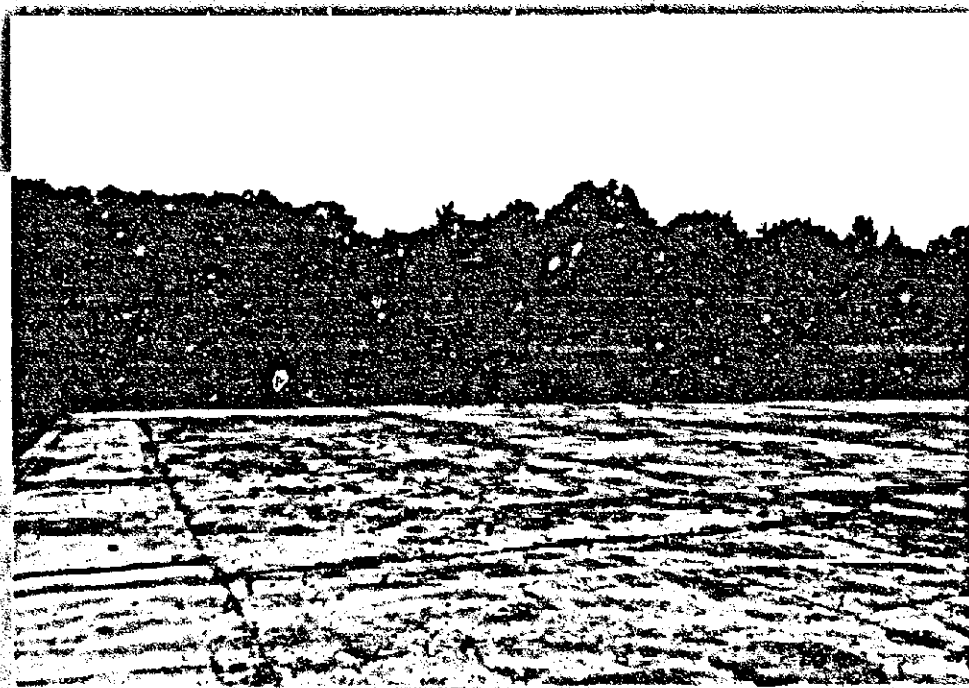
SEMI CASE AND PYLON FABRICATED OF ALUMINUM WITH
GOLD FINISH. WHITE PLEXIGLAS FACES LIGHTED BY H.O.
FLUORESCENT LAMPS. UPPER FACE - BROWN ACRYLIC SPRAYED
ON BACKGROUND - LETTERS REMAIN WHITE. LOWER FACE TO HAVE
CLEAR PLASTIC TRACK FOR 3 ROWS 8" BROWN CHANGEOVER LTGS.

PROPOSED DOUBLE FACE SIGN
GARDINER'S FURNITURE

CLAUDE DEBOW SIGNS, INC.
1808 CHERRY HILL ROAD
BALTIMORE MD 21230

DEBOW'S
EXHIBIT 4

DESIGN NO. 86611 NOV. 19, 1966



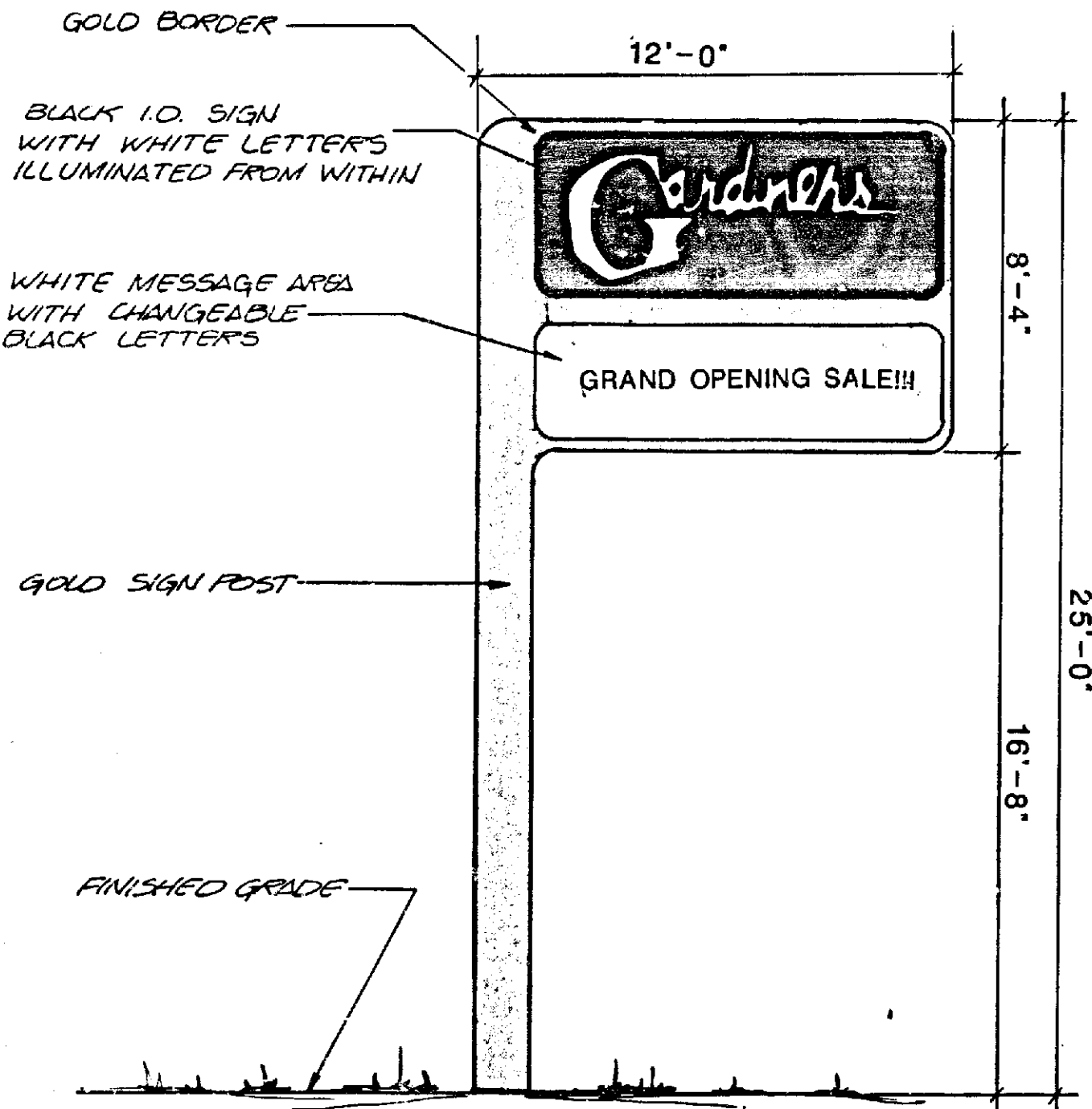
NOTES

- OWNERS: GREG C. & GARY E. MULLANEY
EHR JR. 7232/545 AUGUST 8, 1986
- SITE AREA: 1.9 ACRES
- EXISTING ZONING: BR AND ML-1M
PROPOSED ZONING: NO CHANGE
- EXISTING USE: FORMER TOWNE AND COUNTRY FURNITURE STORE (BURNED DOWN AND NO LONGER IN OPERATION)
PROPOSED USE: GARDINER'S FURNITURE SHOW ROOM AND WAREHOUSE.
- VARIANCES REQUIRED:
 - TO ALLOW A REAR YARD OF 2' IN LIEU OF THE REQUIRED 30'.
 - TO ALLOW 62 PARKING SPACES IN LIEU OF THE REQUIRED 103 SPACES.
 - TO ALLOW ONE FREESTANDING BUSINESS SIGN OF 200 SF IN LIEU OF THE PERMITTED 3 BUSINESS SIGNS TOTALING 100 SF.
- PROPOSED BUILDING USE:

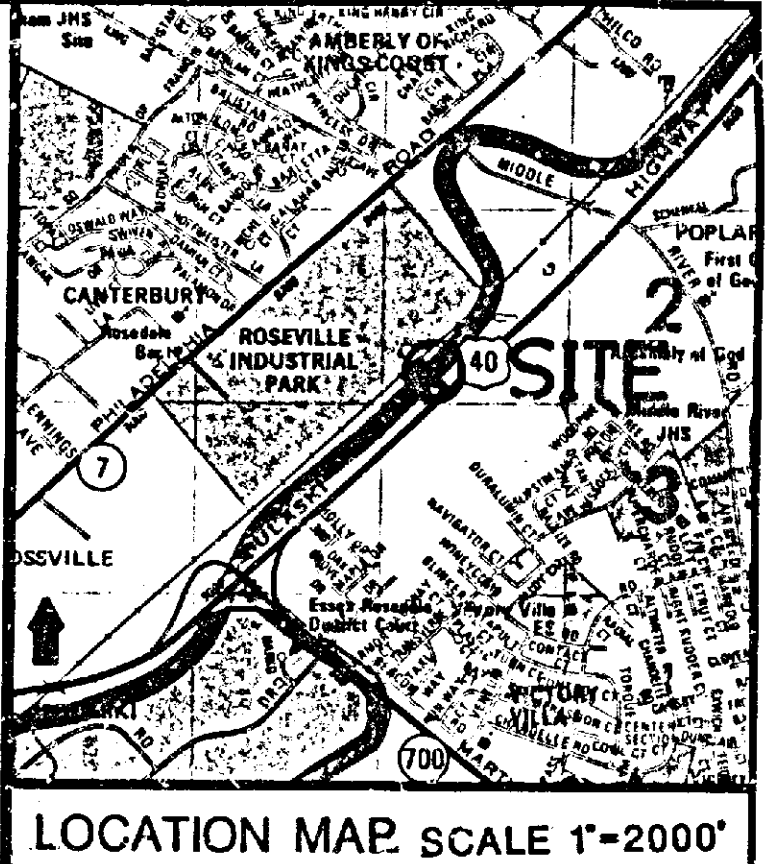
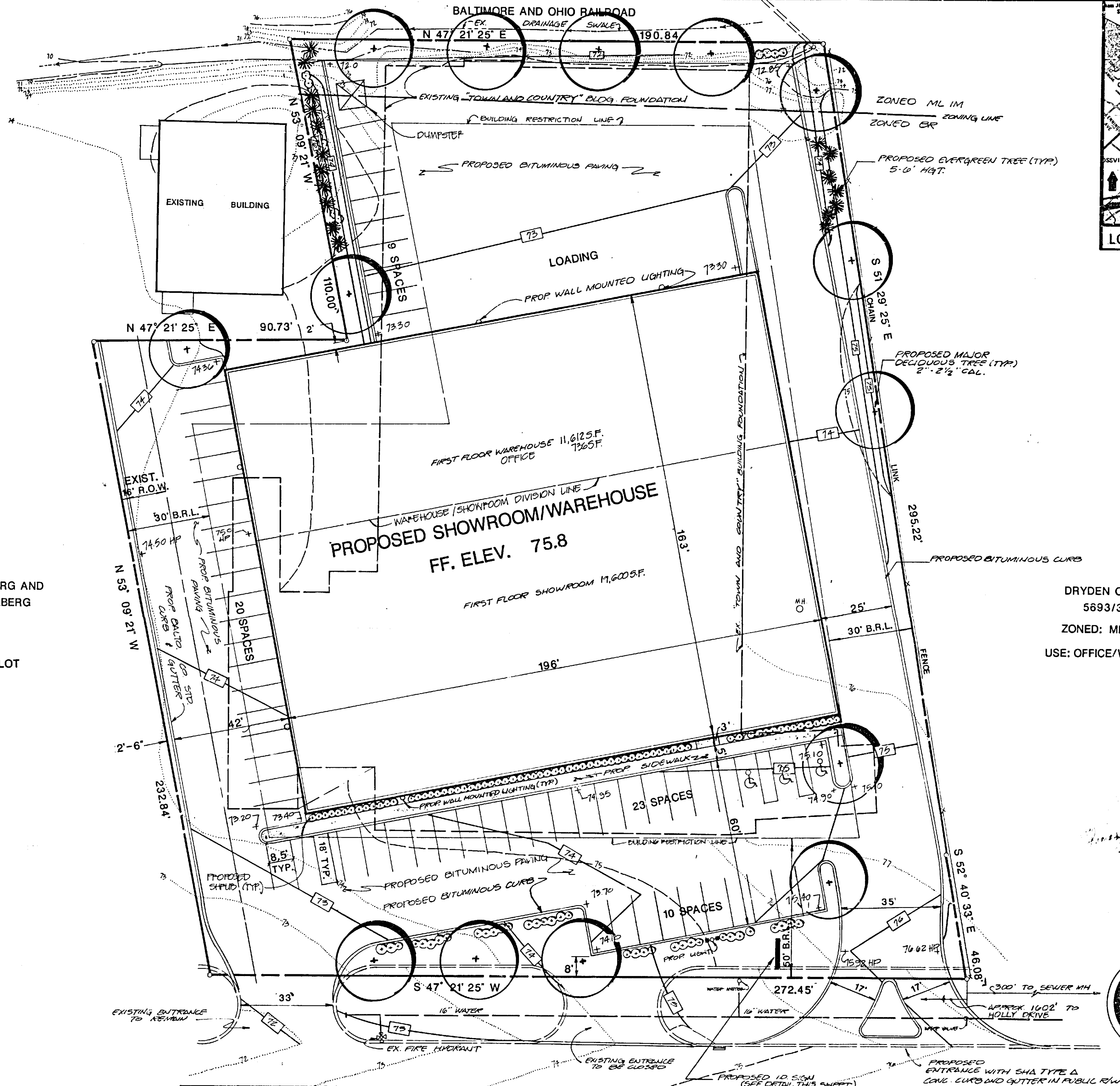
FIRST FLOOR	19,600 SF SHOWROOM	= 98 SPACES
SECOND FLOOR	11,612 SF WAREHOUSE	= 2
TOTAL BUILDING	31,212 SF TOTAL	= 100 SPACES
- PROPOSED BUILDING HEIGHT: 24'
- PARKING REQUIRED:

19,600 SF SHOWROOM @ 1/200 SF	= 98 SPACES
WAREHOUSE @ 1/3 EMPLOYEES	= 2
736 SF OFFICE @ 1/300 SF	= 2.5
	102.5 SPACES
- PARKING PROVIDED: 60 SPACES, INCLUDES 3 HANDICAP SPACES.
ALL STANDARD SPACES SHALL MEASURE 8.5' X 18'.
- FORMER TOWNE AND COUNTRY FURNITURE STORE SERVED BY ON-SITE SEWAGE DISPOSAL SYSTEM. PUBLIC SEWER IS LOCATED 300' NORTH OF THE PROPERTY IN PULASKI HIGHWAY RIGHT-OF-WAY. REFER TO DMC. NO. 78-C481.
- PROPOSED EXTERIOR LIGHTING: 6 FIXTURES MOUNTED ON BUILDING WALL.
1 FREE STANDING POLE #10 FIXTURE TO BE A MAXIMUM OF 25' IN HEIGHT.
- EMPLOYEES ONLY ALLOWED IN WAREHOUSE DIVISION.

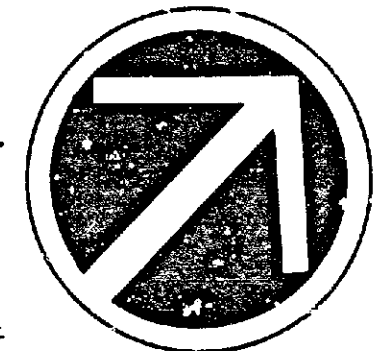
MARVIN A. PERLBERG AND
DANIAL S. PERLBERG
5229/607
ZONED: BR
USE: VACANT LOT



SIGN DETAIL
1/4"=1'-0"
SQUARE FOOTAGE OF SIGN
99.96 S.F./PER SIDE
OR A TOTAL OF 199.92 S.F.

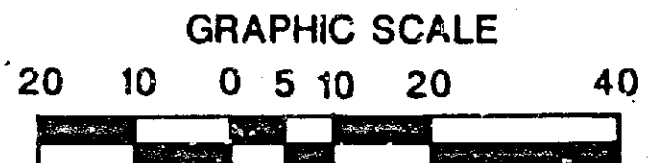


DRYDEN OIL CO.
5693/331
ZONED: ML-CS-1
USE: OFFICE/WAREHOUSE



OFFICE COPY
10-22-86

#101 REVISED PLANS
87-206-A



STV / LYON ASSOCIATES
Engineers Surveyors Planners
21 Governor's Court Baltimore, Maryland 21207
Telephone : 301-944-9112

REVISIONS		
NO.	DATE	DESCRIPTION
1	7-15-86	SHOW SF OF SIGN, SHOWROOM/WAREHOUSE DIVISION
2	10-22-86	REVISE BUILDING PARKING CALCULATIONS

PREPARED FOR GEORGE GARDINER
1530 EAST JOPPA ROAD
TOWSON, MARYLAND

PLAN PREPARATION	
DRAWN BY D.WITTLE	DATE 8/15/86
DESIGNED BY S.H.-P.	SCALE 1"=20'
CHECKED BY	

PLAT TO ACCOMPANY
PETITION FOR ZONING VARIANCE
GARDINER'S FURNITURE STORE
9220 PULASKI HIGHWAY
15TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

DRAWING NO. 7865-59-001
SHEET NO. 1 of 1